

Meeting Minutes

Lemoyne Planning Commission

Tuesday May 10, 2011

LPC Members Present: Thomas Bank, Barb Byrem, Andrea MacDonald, Dwight Herrmann

LPC Members Absent: Sue West

Staff: Robert Ihlein (Borough Manager), John Paden (Codes Enforcement Officer), Rebecca Weiser (CCPD)

Guests:

Attached or Referenced Exhibits: N/A

The regularly scheduled Lemoyne Planning Commission meeting was called to order at 6:30 pm.

Joint Zoning Ordinance Work Session:

Ms. Byrem asked what the time limits were in completing the Joint Zoning Ordinance. Ms. Weiser stated that we were making good progress. Mr. Bank stated that timing was less important than that we produced a good document, that Mr. Knarr had told him that although we were entitled to only one more official meeting, he would contribute one or two additional meetings to help resolve problems. Once our initial draft is ready, Mr. Knarr will compile and fill in the blanks. Then LPC will review the "pre-final" document to make sure that Mr. Knarr's interpretation is true to our intentions.

Deliberations were started on Part 8, General Regulations, where we left off previously.

Mr. Bank suggested that in Section 802 we consider the percent of gross floor area permitted for a detached accessory building. It was decided after much discussion that the 50% is satisfactory based on footprint rather than gross floor area and that no one should be prevented from building a 600 sf accessory building, the size of a 2 car garage. The height should be limited to the height of the main building but never higher than 25 feet. The rule would apply to all zones and would not overrule lot coverage or setback restrictions. Mr. Bank expressed concern on several points: that the new regulations would create many non-conforming properties throughout the borough which would be grandfathered and could be rebuilt, that it seems discriminatory that other accessory uses such as swimming pools are allowed to take up greater areas, and that accessory uses are not limited if attached to the main structure. Paragraph F.1.c and F.1.f were changed to a setback of 2' from any lot line.

Section 804.1.3 was changed to “Concrete and/or other block walls shall be of a decorative nature or painted on all visible sides.

Section 808.A.4 was changed to “No fence or wall shall be erected in a street right-of-way or other rights-of-ways or within 2’ of the edge of the cartway unless otherwise...” Wording related to easements was removed.

Section 808.A.5b was changed to read 6’ for residential fences and 10’ for other zoning districts.

Section 808.A.5.f was corrected to change “no fence of wall” to “No fence or wall”.

Section 809.A was changed to read: “A landowner and/or occupant may conduct a maximum of two (2) garage or yard sales per calendar year.” The rest of the paragraph was deleted.

Section 810B eliminated “and which shall be primarily above ground level.” at the request of Mr. Herrmann.

Mr. Bank suggested that Section 811 be changed not to allow the penthouse height exception if the penthouse was occupied space or a skylight. This was accepted. Sections 811.A.1 and 811.B were deleted. Skylights and silos were deleted from 811.A.2.

It was decided that Section 813, Lot Frontage Onto Improved Streets, should be deleted and addressed in the subdivision regulations.

In Section 816 on ponds it was noted that fish ponds deeper than 24” have to meet the requirements of swimming pools.

Changes were made to Section 817 further restricting Outdoor Storage and Outdoor Stockpiling.

Section 817.C.1 was changed from one (1) year to thirty (30) days, the exception for alleys was eliminated, and wording including “side yards between principle structures” was added. The wording from 817.C.2 from “but also including” to the end of the paragraph was added to 817.C.1.b.

Section 818 was eliminated due to other ordinances.

It was noted that Section 819.A.2.i relating to Outdoor Lighting should be compared to the sign ordinance.

Section 820 was eliminated due to other ordinances.

Section 821 was eliminated for coverage under the SALDO.

Sections 823, 824 and 825 were eliminated due to other ordinances.

Section 826 was to be reviewed for other comparable ordinances.

The regulations of Section 830 were questioned. Swimming pools must meet building code requirements. The question was raised as to whether the total area or lot coverage be addressed regarding pools?

Section 831.E was removed concerning storage of combustible materials in temporary construction trailers and sheds as this includes most building materials.

It was decided that Section 833, Lot Traffic Impact Study Required, should be deleted and addressed in the subdivision regulations.

Section 834 was eliminated due to other ordinances.

Other Business:

There were no petitions for Planning Commission consideration.

The Planning Commission was informed that at our work session on May 24th the Tri-County Regional Planning Commission would be making a presentation on their Regional Growth Management Plan.

It was noted that Gale Gallo has expressed an interest in being appointed to the LPC. If appointed, she will resign from the Zoning Hearing Board.

Mr. Bank motioned to accept the April meeting minutes and Mr. Herrmann seconded. All in favor.

Ms. Byrem motioned to adjourn and Mr. Bank seconded. All in favor.

The meeting adjourned at approximately 9:22 pm.

Minutes Prepared by

Dwight Herrmann

Secretary, Lemoyne Planning Commission

July 25, 2011

Meeting Minutes
Lemoyne Planning Commission
Work Session
Tuesday May 24, 2011

LPC Members Present: Thomas Bank, Barb Byrem, Andrea MacDonald, Dwight Herrmann

LPC Members Absent: Sue West

Staff: Robert Ihlein (Borough Manager), John Paden (Codes Enforcement Officer),

Guests: Tim Reardon and Diane Myers-Krug, Tri-County Regional Planning Commission, Gale Gallo

Attached or Referenced Exhibits: N/A

Tim Reardon and Diane Myers-Krug of the Tri-County Regional Planning Commission presented their Regional Growth Management Plan for our consideration. The region includes 103 Municipalities in Cumberland, Dauphin and Perry Counties. The purpose of the presentation was to obtain the LPC's recommendation to Borough Council to sign a Memorandum of Understanding, signifying that Lemoyne is "...comfortable with and willing to make local decisions which help the region reach the RGMP goals" which are stated in the MOU. Ms MacDonald made a motion to support the Plan and recommend that Council sign the MOU. Mr. Bank Seconded. All in favor.

Joint Zoning Ordinance Work Session:

Due to timing and the complexity of the issues involved in the parking regulations contained in Part 10, Mr. Bank requested Commission members to review Parts 10 and 12 of the Joint Zoning Ordinance at our next meeting. Ms. MacDonald also expressed that Part 10 was a significant amount of information to digest.

Other Business:

Gale Gallo was introduced to the LPC as being interested in an appointment to the LPC. She is presently on the Zoning Hearing Board and would resign that position if appointed.

Mr. Bank motioned to adjourn and Mr. Herrmann seconded. All in favor.

The meeting adjourned at approximately 9:00 pm.

Minutes Prepared by

Dwight Herrmann

Secretary, Lemoyne Planning Commission

July 25, 2011